



## CITY OF LODI COUNCIL COMMUNICATION

**AGENDA TITLE:** Approve Plans and Specifications and Authorize Advertisement for Bids for Improvements at the Grape Bowl, 221 Lawrence Avenue, and Provide Additional Funding to Fully Leverage County Grant Funds and Consider the Recommendation of the Recreation Commission Regarding Field Turf

**MEETING DATE:** April 15, 2009

**PREPARED BY:** Interim Parks and Recreation Director

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**RECOMMENDED ACTION:**

- 1) Approve plans and specifications and authorize advertisement for bids for Americans with Disabilities Act (ADA) Improvements at the Grape Bowl, 221 Lawrence Avenue.
- 2) Identify source of funds – the Parks Impact Fee program or one-time proceeds from Lockeford Street property sale – and appropriate \$150,000 to fully leverage the San Joaquin County grant match requirement of a 1.5-to-1 funding ratio.
- 3) Consider the recommendation of the Recreation Commission to appropriate \$1.2 million from the Park Impact Mitigation Fee program to install an artificial turf field at the Grape Bowl.

**BACKGROUND INFORMATION:** In order to fully leverage the \$323,000 available from San Joaquin County discretionary funds, and meet the County's April 17 deadline, the City Council must take two steps. The first, approving the plans and specifications and authorize advertisements for bids, meets the County's requirement that the project is ready to bid. The second, identifying the source of an additional \$150,000 in City funds, allows the City to meet the County's 1.5-to-1 local match requirement and take full advantage of County funding.

The project will make the Grape Bowl partially accessible to disabled visitors by meeting Americans with Disabilities Act standards. The work consists of constructing new ramps to the Grape Bowl's upper concourse and providing ADA parking in the East lot. Plans and specifications are on file in the Parks and Recreation office.

In addition to the ADA improvements it has been determined by the Recreation Commission that the installation of a synthetic turf field would significantly increase year-round field inventory while generating additional revenue for the Parks and Recreation Department through extended use of the Grape Bowl facility. The City has been collecting Park Impact fees designated for an artificial turf field. Appropriating \$1.2 million from the impact fund is consistent with that charge. The synthetic turf project would allow for an upgrade of both security and lighting of the facility as components of the installation project. Funding for these improvements will come from Parks and Recreation Development Impact Fees, which as of June 30, 2008 had a cash balance of \$2.5 million. Appropriation of the funds will occur at the time of contract award.

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APPROVED:

A handwritten signature in black ink, appearing to read "Blair King".

Blair King, City Manager

Approve Plans and Specifications and Authorize Advertisement for Bids for Improvements at the Grape Bowl, 221 Lawrence Avenue, and Provide Additional Funding to Fully Leverage County Grant Funds and Consider the Recommendation of the Recreation Commission Regarding Field Turf.

April 15, 2009


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The improvements to the Grape Bowl and the installation of the synthetic turf field are being presented together in order for both projects to be staged in a manner as to minimize the impact on the facility and the users. If the City Council appropriates funds for an artificial turf field, the playing surface could be installed as early as late summer. The improvement project timeline is dependent upon the County grant funds, which cease to be available if the project is not approved for bid by April 17, 2009.

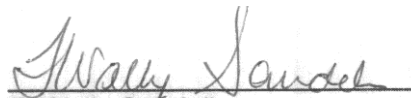
**FISCAL IMPACT**      Appropriating \$150,000 for the County match will reduce the balance available for other Park projects or the General Fund balance, depending on which source the City Council chooses. Appropriating \$1.2 million from the Park Impact Fee program for an artificial turf field will reduce that fund in half, but the expense is consistent with the impact fee program's goals. Approving the ADA-related work, as well as the field improvements, will result in reduced maintenance costs, and result in the potential for additional Parks and Recreation Department revenue from increased Grape Bowl use.

<b>FUNDING:</b>	*Community Development Block Grant Funds	\$225,000
	Donated Funds	\$118,000
	Other City Funds (Park Impact or other)	\$150,000
	County Discretionary Funds	\$323,000
	<b>Total Available Funds Available for ADA</b>	<b>\$816,000</b>
	Park Impact Fees Required for Synthetic Turf	\$1,200,000
	<b>Total Project Cost</b>	<b>\$2,016,000</b>

\*These funds have already been encumbered, but are shown here to illustrate the City's commitment to meet the County match requirement.

  
Jordan Ayers – Deputy City Manager

  
James M. Rodems  
Interim Parks and Recreation Director

  
F. Wally Sandelin  
Public Works Director

Prepared by James M. Rodems



## COUNTY OF SANJOAQUIN

Office of the County Administrator

County Courthouse, Room 707  
222 East Weber Avenue  
Stockton, California 95202-2778  
(209) 468-3203, Fax (209) 468-2875

MANUEL LOPEZ  
County Administrator

ROSA LEE  
Assistant County Administrator

April 13, 2009

Mr. Blair King, City Manager  
City of Lodi  
City Hall, 221 West Pine Street  
Lodi, CA 95240

Dear Mr. King,

*Blair*

### County Contribution for Lodi Grape Bowl Project

In April 2007, the County Board of Supervisors approved a contribution of \$450,000 from Supervisorial District 4 Special Project Fund for ADA improvements at Lodi Grape Bowl (see Board Order B-07431). Subsequently, at the 2008-09 Final Budget Hearing, the Board reduced this contribution from \$450,000 to \$323,356 (see Board Order B-08-690). The release of the County's contribution is contingent on receiving notification from the City of Lodi that the project is ready for bids.

Our office received your letter, dated April 7, 2009, notifying the County that the Lodi City Council will consider staff recommendations to proceed with soliciting bids for the Lodi Grape Bowl improvement project at its April 15<sup>th</sup> meeting. Based on your letter, enclosed is the County warrant in the amount of \$323,356 which must be used toward ADA improvements at Lodi Grape Bowl. It should also be noted that Board Order B-07431 stipulates that the matching funds from the City of Lodi must be at least 1.5 times the County's contribution and the construction costs must be at least \$1,144,375. Further, if the construction costs are less, the County's contribution will be reduced proportionately and the City of Lodi is expected to return the savings to the County.

Please provide the County Administrator's Office with the estimated timetable for the initiation and completion of construction of the ADA improvements at the Lodi Grape Bowl. Also, when the work is completed, provide our office with a summary of the costs showing the City's contribution and total cost of the ADA improvements.

Good luck with your project. If you have questions, please contact Assistant County Administrator Rosa Lee at 468-3217.

Very truly yours,

*Manuel Lopez*

Manuel Lopez  
County Administrator

ML:RSL/Attachments

c: Board of Supervisors  
Auditor-Controller

RSL04-02

## Before the Board of Supervisors

County of San Joaquin, State of California

8-07- 431

MOTION: Gutierrez/Ruhstaller

This Board of Supervisors does hereby approve the request for \$450,000 for needed improvements and renovation to the Lodi Grape Bowl Festival using District Four Discretionary Funds and that the conditions for funding include:

1. The City of Lodi will be the lead agency and must have matching money of at least 15 to 1.
2. The \$450,000 is a one-time catalyst funding.
3. The City of Lodi designate \$225,000 of its CDBG entitlement to the Grape Bowl Project.
4. The City of Lodi must provide any additional Funding beyond the \$1,144,375 budget. If the cost of phase one decreases, then the contribution from the District Four funds would proportionately decrease.
5. The County would not participate in any additional phases of the project. The \$450,000 is one-time funding.
6. The \$450,000 will be returned to the County if actual construction work on the project has not started within 24 months from approval date.

The Board of Supervisors also requests that Supervisor Vogel come back to the Board to address the concerns of the Board expressed at the April 17, 2007 Board Meeting.

I HEREBY CERTIFY that the above order was passed and adopted on April 17, 2007 by the following vote of the Board of Supervisors, to wit:

AYES: VOGEL, RUHSTALLER, GUTIERREZ

NOES: ORNELLAS, MOW

ABSENT: NONE

ABSTAIN: NONE

LOIS M. SAHYOUN  
Clerk of the Board of Supervisors  
County of San Joaquin  
State of California



# Before the Board of Supervisors

County of San Joaquin, State of California

B-08- 690

## 2008-2009 Final Budget Adjustments

MOTION: Gutierrez/Mow

This Board of Supervisors hereby adopts ~~the~~ Final Budget with ~~the~~ modifications summarized on Attachments A and B as ~~the~~ Final County Budget for fiscal year 2008-2009.

Further, this Board of Supervisors approves to defer Resolution R-88-1061, which would have provided a rental rate adjustment for individuals in all living situations under the General Relief program.

AYES: Ruhstaller, Ornellas, Gutierrez, Mow, Vogel

NOES: None

ABSENT: None

ABSTAIN: None

LOIS M. SAHYOUN  
Clerk of the Board of Supervisors  
County of San Joaquin  
State of California



Lois Sahyoun

## Final Budget Adjustments Fiscal Year 2008-2009

### Changes in Appropriations

AgVenture	\$10,000
Probation Officers on Campus <sup>a</sup>	463,485
MICKE GROVE PARK Groundwater Recharge	570,000
American-Freeport Element	250,000
American-Freeport Element <sup>b</sup>	1,000,000
Drug Court (one-year only)	328,894
El Joven Noble (one-year only)	55,000
Child Abuse Prevention Council (one-year only)	92,000
Community Partnership for Families (one-year only)	100,000
Women's Center (one-year only)	9,340
Reduce Reserve for Contingencies to \$38.1M	(802,379)
Total Budget Adjustments	<u>\$2,076,340</u>

### Funding Sources

Reserve for Infrastructure Match	\$570,000
Loan from Road Fund for American-Freeport Element	1,250,000
Supervisory District Project Funds	247,000
Domestic Violence Trust Fund	9,340
Total Funding Sources	<u>\$2,076,340</u>

***a. Funding and hiring of the additional 4 Probation Officers are contingent on an agreement with Stockton Unified School District on cost sharing.***

***b. Contingent on Board approval of feasibility/fiscal study.***

### Supervisory District Project Funds

Lodi Grape Bowl Renovation	\$323,356
Graffiti Abatement Program	100,000
Veterans Stand Down	10,000
Lodi Community Center Bus Passes	1,000
Total Supervisory District Project Funds	<u>\$434,356</u>

Check Date: Apr 13 2009

Vendor Number: 000008094

Check No. 00493867

PU

Invoice Date	Voucher ID	Gross Amount	Discount Taken	Paid Amount
Apr/07/2009	00902062	323,356.00	0.00	323,356.00

PLEASE CALL JOYCE JOHNSON WHEN READY FOR PICKUP @ 8-3214

SAN JOAQUIN COUNTY

09 APR 13 AM 9:09

COUNTY ADMINISTRATOR

Check Number	Date	Total Gross Amount	Total Discounts	Total Paid Amount
00493867	Apr/13/2009	323,356.00	0.00	323,356.00

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK. HOLD AT ANGLE TO VIEW.

COUNTY OF SAN JOAQUIN  
Auditor-Controller  
24 S. Hunter Street, Room 103  
Stockton, CA 95202

COUNTY OF SAN JOAQUIN  
The Treasurer of San Joaquin County

00493867

56-382  
412

9600084278

Date Apr/13/2009

Pay Amount 323,356.00\*\*\*

THIS WARRANT VOID SIX MONTHS FROM THE DATE OF ISSUE

Pay

\*\*\*THREE HUNDRED TWENTY-THREE THOUSAND THREE HUNDRED FIFTY-SIX AND XX / 100 DOLLAR\*\*\*

To The  
Order Of

CITY OF LODI  
212 W PINE ST  
LODI, CA 95241

Adrian J. Van Houten  
ADRIAN J. VAN HOUTEN, CPA  
AUDITOR-CONTROLLER

Wells Fargo Bank, N.A.

⑈00493867⑈ ⑈0412038241: 9600084278⑈



A wide-angle photograph of the Lodi Grape Bowl stadium. The image shows the bleachers on the left, a concrete walkway in the center, and the baseball field on the right. In the background, there are trees, a scoreboard, and two tall stadium light towers. The sky is clear and blue.

# Lodi Grape Bowl Improvements

Lodi City Council  
April 15, 2009



# **Recommended Actions**

- Approve project plans and specifications for ADA improvements
- Leverage County funds: 1.5-to-1 match
- Consider Recreation Commission's recommendation to install all-weather field



# Plans and Specifications

- Plans and specifications on file
- Addresses minimal ADA changes
- Project includes ramps, restroom access and seating



# **Leveraging County Funding**

- We need to commit \$485,034 to leverage County grant of \$323,356
- Current funds:
  - \$225,000 2007-08 CDBG Funds
  - \$118,000 donations
- \$142,034 needed to complete the match



# **All-Weather Turf Field**

- Recreation Commission recommends installation of synthetic turf field
- Takes advantage of existing seating, security, and lighting while substantially increasing year-round playing fields
- Estimated cost is \$1.2 million



# Issues

- Are further expenditures justified without expanding use?
- Should we fund sufficiently to leverage the County contribution?

